

1875 East Highway 25-70, Del Rio, TN 37727

\$435,000 · MLS #9978038 · 4 bed / 2 bath · brphomes.com/mls/9978038



TVR MLS

4

BEDS

2

BATHS

1,912

SQ FT

1900

YEAR BUILT

13.92

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1900

Lot Acreage: 13.92

Above Grade Sq Ft: 1,912

Lot Dimensions: 1293'x538'x1253'x355'

City Taxes: \$0

County Taxes: \$927.36

Basement Sq Ft: 0

Garage Sq Ft: 360

Garage Spaces: 2

Elementary School: Parrottsville

Middle School: Tbd

High School: Cocke Co

Description

Opportunities like this are becoming increasingly rare. With approximately 1,250 feet of frontage on the French Broad River, this remarkable 13.92-acre property offers the kind of location, scale, and versatility that investors, developers, and visionaries have been searching for.

Whether your plans include a riverside retreat, vacation rental development, glamping destination, campground, event venue, outdoor recreation business, or a private estate, this property provides the foundation to bring those ideas to life.

The turn-of-the-century farmhouse is ready for restoration and could serve as a primary residence, guest house, rental, or office for a future business venture. A newer metal roof (believed to be installed around 2016), split-unit systems, and electric heat provide functionality while improvements are made.

The property is already equipped with valuable amenities, including:

A stunning riverside pavilion with a stacked stone fireplace overlooking the French Broad River. An 18' x 20' garage.

A spacious 36' x 48' pole barn with 12' x 12' sliding doors on both ends--ideal for equipment, boats, RVs, recreational vehicles, or business storage.

Located just outside Newport, you'll enjoy convenient access to shopping and everyday necessities while remaining within easy driving distance of Gatlinburg, Pigeon Forge, Knoxville, and Asheville--placing this property within reach of some of the Southeast's most popular tourism markets.

Riverfront acreage of this size is increasingly difficult to find. Whether you're looking to create an income-producing property or build a legacy investment, this is an opportunity worth exploring.

Flood insurance will be required. Schedule your private tour today and experience the possibilities this exceptional property has to offer. Be sure to view the virtual tour for a complete look at both the land and existing improvements.

Features & Amenities

INTERIOR

Carpet Flooring • Cellar Basement • Electric Dryer Hookup • Electric Heating • Electric Range • Hardwood Flooring • Outdoor Fireplace • Plaster Walls • Propane Heating • Refrigerator • Space Heater Heating • Two-Level • Vinyl Flooring • Washer Hookup • Window Unit(s) • Wood Walls

EXTERIOR

Aluminum Siding Exterior • Asphalt • Barn(s) • Cleared Lot • Farm House • Flood Zone Lot • Garage(s) • Gazebo • Level Lot • Metal Roof • Mountain(s) View • Porch • River Front • Shed(s) • Sloped Lot • Water View • Wood Siding Exterior • Workshop

OTHER

Average Condition • Fixer Condition • Flood Zone Easements • Septic Tank Sewer • Well Water

Listing courtesy of Greater Impact Realty Jonesborough



SCAN TO VIEW ONLINE
brphomes.com/mls/9978038